

FINAL HOUSING ELEMENT OF THE GENERAL PLAN

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HOUSING NEEDS AND DEMAND AND INVENTORY OF RESOURCES & CONSTRAINTS

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CITY OF SAN MARINO

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November 1991

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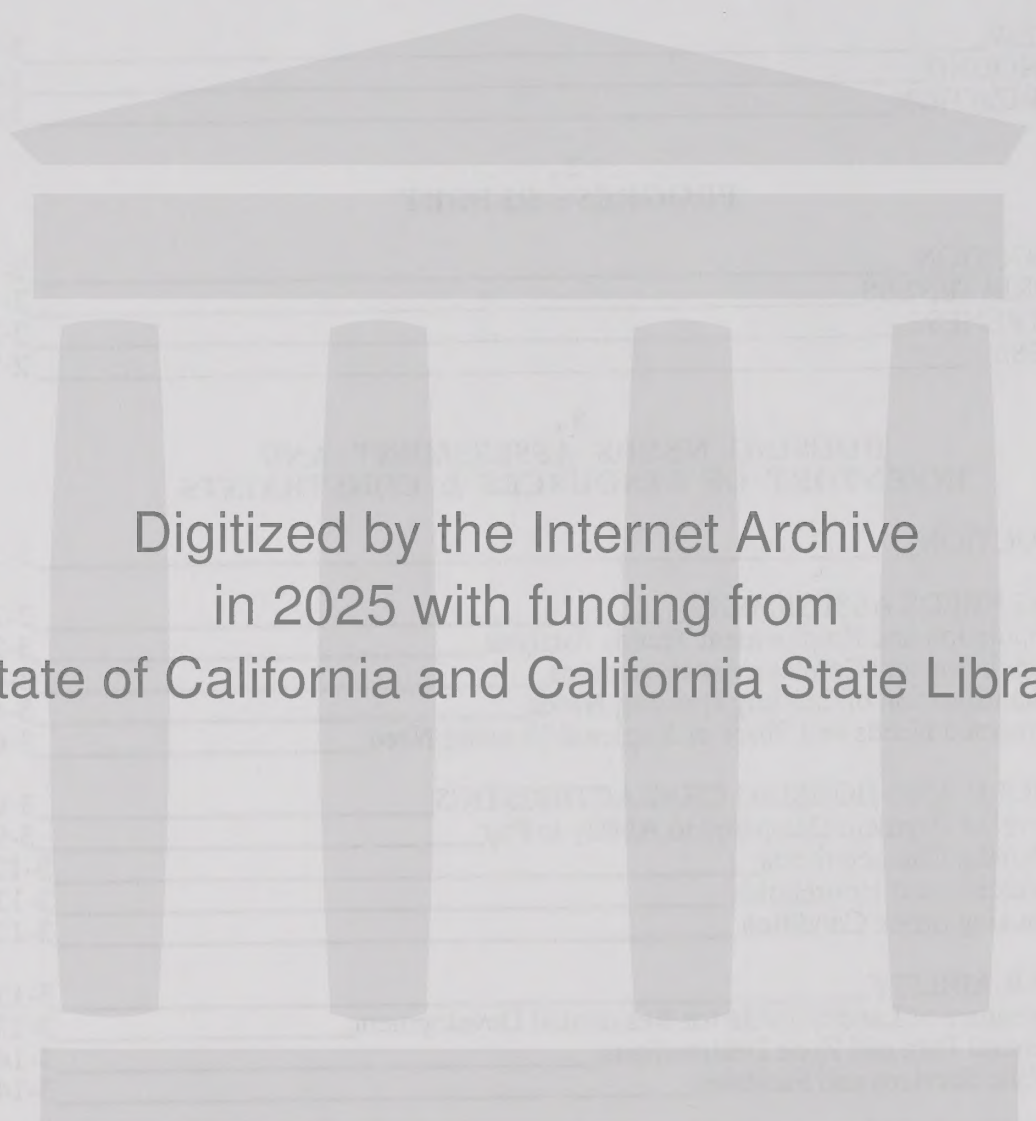
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RESOLUTION

San Diego requires that the Housing Element be periodically updated. An update should meet:

1. Comply with the substantive requirements of current housing element law (Article 10.6 of the Government Code, comprised of Sections 65580-65589.5).
2. Include a review of the housing element adopted in 1985 demonstrating an evaluation of its effectiveness, progress in implementation, and appropriateness of goals, objectives and policies.
3. Incorporate a new five year planning period spanning 1990 to 1995.
4. Update existing and future housing needs based on the data provided by the Southern California Association of Governments.
5. Provide current information on the jurisdiction.
6. Re-define objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

BACKGROUND

The Master's General Plan consists of seven elements which are: land use, housing, circulation and other facilities, physical and environmental resources. One of the seven elements of the General Plan is the Housing Element. According to Article 10.6 of the Government Code:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantitative objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify existing uses for housing, including rental housing, luxury hotel housing, and mobilehome, and shall make adequate provision for the housing and projected needs of all elements of the community.

There are three subjects which shall be covered in a housing element including: 1) an assessment of housing needs and an evaluation of resources and programs relevant to meeting those needs; 2) a statement of the community's objectives and policies; and 3) a housing program setting forth a 5-year schedule of implementation actions.

1. INTRODUCTION

1. INTRODUCTION

OVERVIEW

State law requires that San Marino's Housing Element be periodically updated. An updated element must:

1. Comply with the substantive requirements of current housing element law (Article 10.6 of the Government Code, comprised of Sections 65580-65589.5).
2. Include a review of the housing element adopted in 1985 encompassing an evaluation of its effectiveness, progress in implementation, and appropriateness of goals, objectives and policies.
3. Incorporate a new five-year planning period spanning 1989 to 1994.
4. Update existing and future housing needs based on the data prepared by the Southern California Association of Governments.
5. Provide current information on site availability.
6. Revise objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

BACKGROUND

San Marino's General Plan consists of seven elements which set forth the character of the community in terms of land use, open space, circulation and other features of physical and environmental importance. One of the seven elements of the General Plan is the Housing Element. According to Article 10.6 of the Government Code:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There are three subject areas that must be covered in a housing element including: 1) an assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs; 2) a statement of the community's housing goals, quantified objectives and policies; and 3) a housing program setting forth a 5-year schedule of implementation actions.

AUTHORIZATION

Housing elements were first mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

Article 10.6 requires an update of the housing element every five years. This Housing Element Update is the third revision of this element of the General Plan. The intent of this document is to establish goals, policies, objectives and programs that further local achievement of the State housing goal. In addition, the purpose of the update is to produce new, updated information and to comply with the periodic updating requirements of Article 10.6.

After adoption by the San Marino City Council, another revised element is mandated by 1994. Most of the information from the 1990 Federal Census of Population and Housing should be available for the update required in 1994. That document also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

INTRODUCTION

Section 15013 of the Government Code requires that government action review for housing element is conducted in a manner that is consistent with the following:

- (1) The degree of impact of the housing goals, objectives, and policies in accordance with the statement of the state housing goal.
- (2) The significance of the housing element as a statement of the community's housing goals and objectives.
- (3) The progress of the city in implementing the housing element.

APPROPRIATENESS

The City's 1993 housing goals, policies, action programs, and planned objectives are summarized in Chapter 1. The statement is a general description of how the Housing Element Plan document complies with the statement of the state housing goal as quoted below:

"The availability of housing is of vital statewide importance, and the nation's dependence of clean housing and a reliable living environment for every California family is a priority of the highest order." (Section 15013 of the Government Code)

As a result of this review and update process, the new Housing Element has incorporated the policy direction and implementation measures. For example, specific goals and objectives have been stated in light of State Legislative intent and the state goal of what can be achieved by the City.

The program objectives identified in Chapter 1 encompass four of the five required parts of a local housing program. The category not included in the 1993 Housing Element is the need for all governmental commitment to the maintenance, improvement, and development of housing because no programs were identified in the 1993 Housing Element.

2. PROGRESS REPORT

PROGRESS REPORT

INTRODUCTION

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city in implementation of the housing element.

APPROPRIATENESS

The City's 1985 housing goals, policies, action programs and planned objectives are summarized in Chart 1. The statements are appropriate descriptions of how this General Plan element contributes to the attainment of the state housing goal as quoted below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581 of the Government Code.)

As a result of this review and update process, the new Housing Element has streamlined the policy direction and implementation measures. For example, specific goals and objectives have been stated in light of State Legislative intent and a realistic appraisal of what can be achieved by the City.

The program categories identified in Chart 1 encompass four of the five required parts of a local housing program. The category not included in the 1985 Housing Element is the removal of governmental constraints to the maintenance, improvement, and development of housing because no constraints were identified in the 1985 Housing Element.

INTRODUCTION

Section 1.1 (1) provides that the following objectives shall be pursued in the development of the housing strategy:

- (1) The achievement of the housing goals, objectives and targets contained in the strategy for the housing field.
- (2) The achievement of the housing objectives in accordance with the community's housing goals and objectives.
- (3) The progress of the City in accordance with the housing objectives.

APPENDICES

The City's 1987 Housing Goals, Objectives, Action Programs and Financial Objectives are contained in Chapter 1. The strategy is an appropriate description of how the City will achieve its objectives in the housing field as stated below.

The availability of housing is a vital community concern, and the City's commitment to housing is a priority of the highest order. (Section 1.1(1) of the Community Code)

As a result of this review and update process, the new Housing Element has been adopted by the policy division and implemented as follows. For example, specific goals and objectives have been stated in light of State Legislative action and a strategic approach of what can be achieved by the City.

The program objectives identified in Chapter 1 correspond to the five required parts of a local housing program. The strategy was adopted in the 1987 Housing Element is the result of a comprehensive review of the existing housing program and development of housing goals in the community as identified in the 1987 Housing Element.

EFFECTIVENESS

Although deteriorated housing is not a problem in San Marino and residential development is not extensive, the 1985 Housing Element guided several achievements. These include, but are not limited to, implementation of the nuisance abatement ordinance, enactment of the second unit/granny flat ordinance, revisions to the zoning ordinance and coordination with the local fair housing agency. In addition, 11 new housing units have been supplied in the City as a result of implementation of the 1985 Housing Element.

PROGRESS

Column 5 of Chart 1 describes the level of achievement with regard to each of the policies, programs, and objectives. Implementation of Section 8 rental certificates will be carried forward to the new 5-year housing program. The numerical target for new construction was not met due to a low housing demand, scarce land supply, and market conditions. The provision of adequate housing sites was met by enactment and implementation of a second unit/granny flat ordinance.

CHART 1 -- CITY OF SAN MARINO HOUSING ELEMENT PROGRESS REPORT

PROGRAM CATEGORY	PROGRAM POLICIES	ACTION PROGRAMS	PLANNED OBJECTIVES	LEVEL OF ACHIEVEMENT
1. Conserve Existing Affordable Housing	1.1 Promote the rehabilitation of sub-standard housing. 1.2 Provide and maintain an adequate level of public facilities and services in all areas of the City within reasonable financial limits. 1.3 Encourage the development of new housing opportunities to meet new housing demand. A continued adequate supply of housing which meets housing demand will best assure affordability of housing.	Continue coordinating with the County Housing Authority and encourage the use of Section 8 rental assistance certificates.	Up to 5 units per year to be assisted.	✓ Enforcement of the City's zoning, building and nuisance regulations over the past five years have prevented the occurrence of any substandard housing conditions in the City. City has completed a yearly review of water, sewer and street construction needs in residential neighborhoods. City-wide assessment district for financing public services was approved in November 1990. ✓ Contact with LA County Housing Authority initiated and completed during preparation of Housing Element Update. ✓ Nuisance Abatement Ordinance implemented.
2. Assist in the Development of Balanced Housing	2.1 Encourage private construction of affordable housing for all economic segments of the community. 2.2 Utilize federal, State and local assistance for the provision of new housing at affordable prices, where feasible.	Review Zoning ordinance provisions and standards and make appropriate changes to remove obstacles to future development which is consistent with the General Plan. Provide consultation to aid developers and property owners in the development of housing opportunities.	24 new dwelling units	✓ 11 new dwelling units have been constructed since January 1986. ✓ The City has completed substantial revisions to its Zoning Ordinance and additional revisions are now being prepared. ✓ Second Unit -- Granny Flat Ordinance -- enacted and implemented. ✓ Coordination and consultation with development sector continually maintained by City Staff.

CHART 1 -- CITY OF SAN MARINO

HOUSING ELEMENT PROGRESS REPORT

PROGRAM CATEGORY	PROGRAM POLICIES	ACTION PROGRAMS	PLANNED OBJECTIVES	LEVEL OF ACHIEVEMENT
3. Provision of adequate housing sites.	3.1 Support changes in the zoning code and applicable ordinances to encourage more affordable housing without compromising other important City goals and objectives. 3.2 Consider fee reductions for qualifying projects which are designed to achieve the City's Housing Element goals and objectives.	Review the Zoning and Subdivision ordinances and other applicable codes and make changes where feasible to achieve housing goals.	None stated.	√ Currently in process of major revisions to zoning and subdivision ordinances. √ Second Unit Ordinances enacted and implemented.
4. Promote Equal Housing Opportunity	4.1 Promote equal housing opportunity for all economic, racial and social groups. 4.2 Promote housing which meets the special needs of minorities, elderly, handicapped and single-parent households with children.	None stated	None stated	√ The City has received no complaints of housing discrimination. √ City maintains a close working relationship with the local board of realtors. √ Dialogue established with the Hollywood - Los Angeles Fair Housing Council. Contact will be maintained in the future.

HOUSING ELEMENT BROCHURE MATERIAL CHAPTER 1 - CITY OF SAN JOSE

CITY OF SAN JOSE	CITY OF SAN JOSE	CITY OF SAN JOSE	CITY OF SAN JOSE	CITY OF SAN JOSE
The City of San Jose is a city in the heart of the Silicon Valley region. It is a city of innovation, diversity, and opportunity. The City of San Jose is committed to providing a high quality of life for all its residents.	The City of San Jose is a city in the heart of the Silicon Valley region. It is a city of innovation, diversity, and opportunity. The City of San Jose is committed to providing a high quality of life for all its residents.	The City of San Jose is a city in the heart of the Silicon Valley region. It is a city of innovation, diversity, and opportunity. The City of San Jose is committed to providing a high quality of life for all its residents.	The City of San Jose is a city in the heart of the Silicon Valley region. It is a city of innovation, diversity, and opportunity. The City of San Jose is committed to providing a high quality of life for all its residents.	The City of San Jose is a city in the heart of the Silicon Valley region. It is a city of innovation, diversity, and opportunity. The City of San Jose is committed to providing a high quality of life for all its residents.

INTRODUCTION

According to Article 10.4, Section 17(1)(a), of the Environmental Code, a housing plan must contain:

"An assessment of housing needs and an inventory of resources and constraints in order to ensure that the housing plan is based on a realistic assessment of the housing market and the resources available."

- (1) Analysis of population and housing trends and projections, including the impact of migration, and a forecast of the housing needs of the population. The analysis should take into account the housing needs of different groups in the population, including the needs of the elderly, the young, and the disabled.
- (2) Analysis and description of the housing market, including the level of housing demand, the level of housing supply, the level of housing production, and the level of housing consumption.
- (3) An inventory of land suitable for residential development, including the location, size, and quality of the land, and the availability of infrastructure and services in the area.
- (4) Analysis of potential and actual environmental constraints upon the implementation, improvement, or development of housing at all levels, including land use, zoning, building codes and other regulations, the environment, law and other constraints imposed on development, and local planning and zoning procedures.
- (5) Analysis of potential and actual environmental constraints upon the implementation, improvement, or development of housing at all levels, including the availability of financing, the price of land, and the cost of construction.
- (6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, low-income families with special needs of handicapped and disabled persons or need of emergency shelter.
- (7) Analysis of opportunities for energy conservation with respect to residential development.
- (8) An assessment of existing and planned housing developments that are subject to change in order to ensure that the housing plan is based on a realistic assessment of the housing market and the resources available.

3. HOUSING NEEDS ASSESSMENT AND INVENTORY OF RESOURCES & CONSTRAINTS

The purpose of this section is to provide a realistic assessment of the housing market and the resources available, and to identify the constraints on housing development.

INVENTORY OF RESOURCES & CONSTRAINTS
HOUSING NEEDS ASSESSMENT AND
3

INTRODUCTION

According to Article 10.6, Section 65583 (a), of the Government Code, a housing element must contain:

“An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

- (1) Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- (2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- (4) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- (5) Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- (6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- (7) Analysis of opportunities for energy conservation with respect to residential development.
- (8) An assessment of existing assisted housing developments that are eligible to change to non-low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use contracts.”

The purpose of Section 3 is to provide data, information and analysis that responds to these housing element planning requirements:

INTRODUCTION

According to Article 1 of the Constitution of the United States, the
 Government

"the government of housing needs and the investment of resources and
 economic activity in the country at these levels. The government and
 industry shall have the following:

- (1) Analysis of population and environmental trends and development
 of resources and a general plan of the country's economic and
 housing needs, including the housing needs of the urban and
 rural areas, and the housing needs of the urban and rural areas.
- (2) A study and development of housing infrastructure, including
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The purpose of Article 1 is to provide that housing infrastructure and
 housing infrastructure

HOUSING NEEDS ASSESSMENT

Section 65583 (a)(1), as noted above, requires that one part of the housing needs assessment include:

- Analysis of population and employment trends.
- Documentation of population and employment projections.
- Quantification of existing needs.
- Quantification of projected needs.

The assessment of existing and projected needs must include the locality's share of the regional housing need, as explained earlier.

Population and Employment Trends Analysis

Population

Between April 1980 and January 1990, the population of San Marino increased from 13,307 to 13,811. Thus, in the past decade the City has had a modest population gain of 504 persons (3.7%). Population estimates are based on annual data compiled by the California Department of Finance, Demographic Research Unit. During the same time period (1980-1990), the City's housing supply increased from 4,448 to 4,479 housing units, a gain of 31 dwellings.

Employment

There were an estimated 3,929 jobs in San Marino in 1984 according to data published by the Southern California Association of Governments (SCAG). Based on these data and projections, it is estimated that there are 3,997 jobs in the City as of 1989. Since the City is not a major employment center, the jobs located within San Marino are not a significant contribution to new housing needs.

HOUSING NEEDS ASSESSMENT

Section 65523 (a)(1) as part of the assessment, together with the housing needs assessment report.

- Analysis of population and employment trends
- Description of population and employment projections
- Identification of existing needs
- Identification of projected needs

The assessment of existing and projected needs must include the County's share of the regional housing need, as explained earlier.

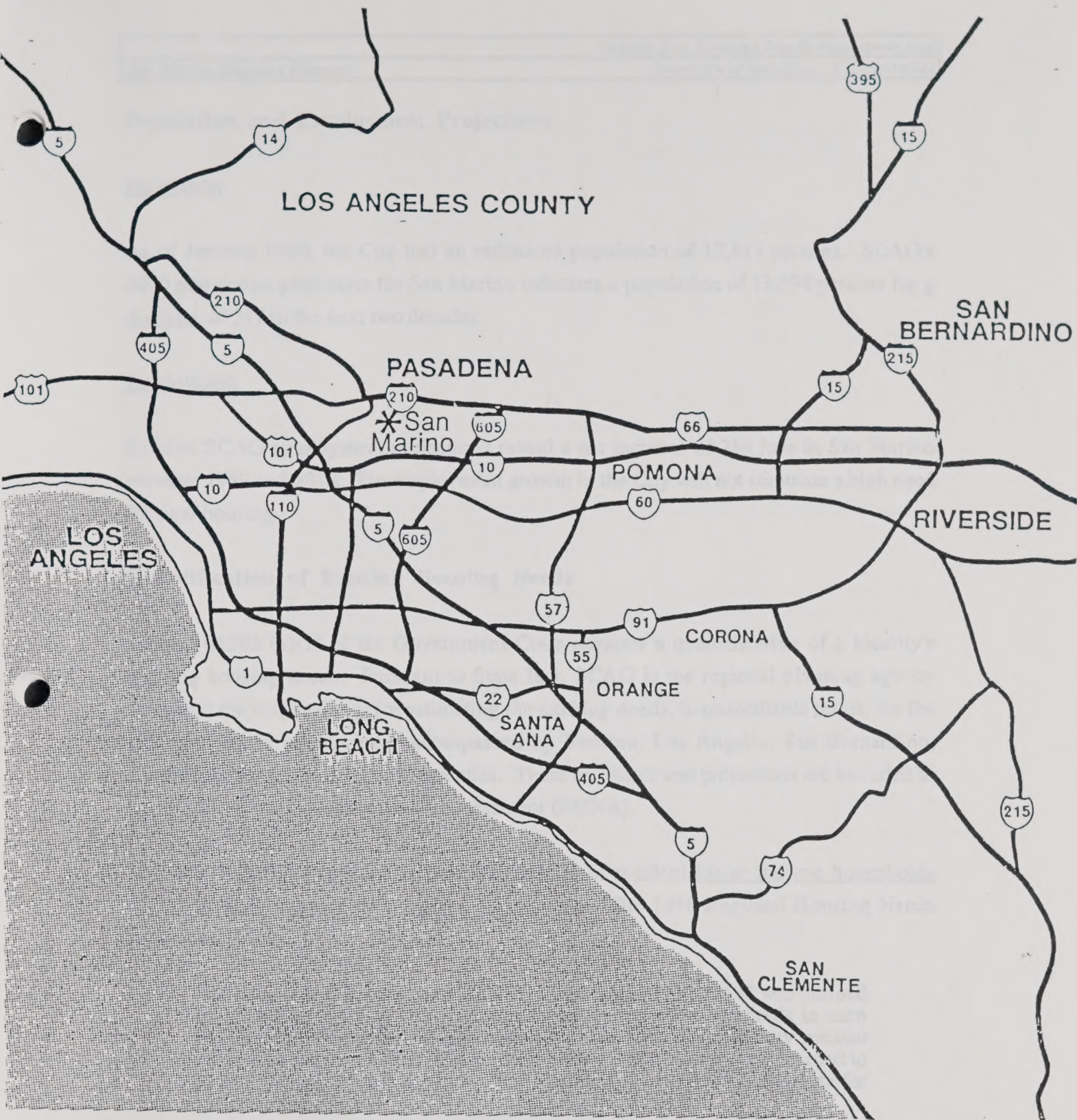
Population and Employment Trends Analysis

Population

Between April 1990 and January 1999, the population of San Diego increased from 1,330,711 to 1,381,111. Thus, in the past decade the City has had a population increase of 304 persons (0.2%). Population estimates are based on annual data compiled by the California Department of Finance, Economic Research Unit. During the same time period (1990-1999), the City's housing supply increased from 81,000 to 84,700 housing units, a gain of 37,000 units.

Employment

There were an estimated 1,812 jobs in San Diego in 1994, according to the California Department of Finance, Economic Research Unit. Based on these data and projections, it is estimated that there are 2,500 jobs in the City in 1999. Since the City is not a major employment center, the jobs located within the County are not a significant contribution to new housing needs.



Regional Location
SAN MARINO HOUSING ELEMENT



Population and Employment Projections

Population

As of January 1990, the City had an estimated population of 13,811 persons. SCAG's 2010 population projection for San Marino indicates a population of 13,594 persons for a decrease of 217 in the next two decades.

Employment

Official SCAG employment projections reveal a net increase of 284 jobs in San Marino between 1989 and 2010. The employment growth in the City will not stimulate a high need for new housing.

Quantification of Existing Housing Needs

Section 65583 (a)(1) of the Government Code requires a quantification of a locality's existing housing needs. Pursuant to State law, SCAG is the regional planning agency delegated the responsibility for estimating the existing needs, in quantifiable terms, for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. These estimates and projections are included in the 1988 Regional Housing Needs Assessment (RHNA).

The RHNA defines existing need as the number of resident lower income households paying 30% or more of their income for housing. The 1988 Regional Housing Needs Assessment states:

"Existing Need, in both the 1988 RHNA and the 1983 RHAM was defined by SCAG in terms of overpayment by lower income households in each jurisdiction. Those households with less than 80% of the county median income paying more than 30% of their income for housing were deemed to be overpaying. This information was obtained from 1980 Census data for each city and applied directly to current household totals."

According to the RHNA, there are 159 resident lower income households paying 30% or more of their income on housing costs. The income and tenure distribution of these 159 lower income households is listed in Table 1.

TABLE 1
CITY OF SAN MARINO: LOWER INCOME HOUSEHOLDS
PAYING MORE THAN 30% OF INCOME FOR SHELTER
(OVERPAYMENT) -- 1988

	- Number of Households	Percentage Distribution
Very Low Income		
Owners	81	51.0%
Renters	11	6.9%
Low Income		
Owners	65	40.9%
Renters	2	1.2%
Total:	159	100.0 %

Source: Southern California Association of Governments, Revised Regional Housing Needs Assessment, Table 5, (December 1988).
 Table construction by Castañeda & Associates

Note: Persons who fit under this category are elderly, handicapped and domestic help (private servants). As noted in the text, a significant number of these persons receive compensation in the form of free or subsidized housing.

Of all the "households in need", about 92% are owners and 8% are renters. Resources to meet financial assistance needs due to overpaying are unavailable for homeowners. The primary resources for rental assistance needs is the Section 8 housing assistance payments program. Thus, the true unmet need of San Marino is 13 renter households. The capacity to meet this need is constrained by whether there is rental housing units in the City available at or less than what are the "fair market rents" for the Section 8 program.

Unit Size	Fair Market Rent
Efficiency	\$491
1-Bedroom	\$588
2-Bedroom	\$684
3-Bedroom	\$876
4-Bedroom	\$990

According to the 1990 Census, there are 213 renter-occupied housing units in San Marino. About 90% of these units had monthly rents of \$1,000 or more. There are a few rental units that had monthly rents within the Section 8 program limits. Thus, it is possible that this program could be used in the City.

TABLE 1
CITY OF SAN ANTONIO: LOWER INCOME HOUSEHOLDS
PAYING MORE THAN ONE OF INCOME FOR RENT
REVENUE - 1960

Percentage of Total	Percentage of Total	Percentage of Total
Very Low Income	41	21.05
Low Income	11	5.52
High Income	65	33.43
Total	117	60.00

Source: U.S. Census Bureau, "Income, Education, and Occupation of the Population of the United States, 1960," Table 1-1, U.S. Census Bureau, Washington, D.C., 1961.

Notes: The data are based on the 1960 Census of the United States. The data are based on the 1960 Census of the United States. The data are based on the 1960 Census of the United States.

Of the "rental" in the city, about 10% of the population is in the "rental" category. The "rental" category is the category of the population that is in the "rental" category. The "rental" category is the category of the population that is in the "rental" category.

Year	Percentage of Total
1960	21.05
1961	21.05
1962	21.05
1963	21.05
1964	21.05

According to the 1960 Census, there are 103,000 people in the city of San Antonio. The 1960 Census shows that there are 103,000 people in the city of San Antonio. The 1960 Census shows that there are 103,000 people in the city of San Antonio.

Projected Needs and Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

Southern California Association of Governments (SCAG) Criteria

Definition of Need: "Future Need" is defined as number of additional housing units by income level that will have to be added to each jurisdictions' housing stock from July 1, 1989, to June 30, 1994 in order to:

- Accommodate household growth;
- Compensate for demolitions and other inventory losses;
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

The City's "share of regional need" is essentially an allocation of need rather than a forecast based on local conditions such as employment growth, household formation or land availability. It is also dependent on the regional Growth Management Plan and projects a greater growth in the first five years of the 20 year forecast period. The need methodology, therefore, is not sensitive to unique local conditions.

Definition of Income Groups: Pursuant to State law, four income levels are considered in the Future Need calculations. These are based on percentages of the Los Angeles County median income:

Project Name and Scope of Regional Housing Study

Project Objectives

The purpose of this study is to provide a comprehensive analysis of the housing market in the region, including the identification of key trends, the assessment of housing needs, and the development of strategies to address these needs. The study will also provide a detailed overview of the housing market, including the identification of key trends, the assessment of housing needs, and the development of strategies to address these needs.

- Identify key trends in the housing market
- Assess housing needs in the region
- Develop strategies to address housing needs
- Provide a detailed overview of the housing market
- Identify key trends in the housing market
- Assess housing needs in the region
- Develop strategies to address housing needs
- Provide a detailed overview of the housing market

Background and Context of the Study

The study is based on a number of key findings, including the identification of key trends in the housing market, the assessment of housing needs, and the development of strategies to address these needs. The study will also provide a detailed overview of the housing market, including the identification of key trends, the assessment of housing needs, and the development of strategies to address these needs.

- Identify key trends in the housing market
- Assess housing needs in the region
- Develop strategies to address housing needs
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- Develop strategies to address housing needs
- Provide a detailed overview of the housing market

The study is based on a number of key findings, including the identification of key trends in the housing market, the assessment of housing needs, and the development of strategies to address these needs. The study will also provide a detailed overview of the housing market, including the identification of key trends, the assessment of housing needs, and the development of strategies to address these needs.

The study is based on a number of key findings, including the identification of key trends in the housing market, the assessment of housing needs, and the development of strategies to address these needs. The study will also provide a detailed overview of the housing market, including the identification of key trends, the assessment of housing needs, and the development of strategies to address these needs.

<u>Income Groups</u>	<u>Percent of Median Income</u>
• Very Low	< 50%
• Low	50% to 80%
• Moderate	81% to 120%
• Above Moderate	120% +

The need by income group is based on the City's current income distribution adjusted to avoid impaction of lower income households. This is done to meet the State requirement to seek to avoid "impaction" in cities with higher than average concentrations of lower income households.

Income Limits: The annual incomes for each income level are defined annually by the State Department of Housing and Community Development. The incomes vary according to household size, gradually increasing by the number of persons in the household. Table 2 reports the Los Angeles County income limits for the four income groups by household size (one to four persons).

TABLE 2
LOS ANGELES COUNTY: 1990 ANNUAL INCOME LIMITS BY
HOUSEHOLD SIZE

<u>Income Group</u>	<u>Household Size</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Very Low	\$14,600	\$16,700	\$18,750	\$20,850
Low	\$21,750	\$24,900	\$28,000	\$31,100
Moderate	\$27,250	\$31,100	\$35,000	\$38,900
Above Moderate	\$32,700	\$37,350	\$42,000	\$46,700

Source: Department of Housing and Community Development, Division of Housing Policy Development, "New Income Limits", (March 21, 1990).

Future Projected Need

These needs quantify the number of housing units by income level that should be added to each jurisdiction's housing stock from July 1, 1989 through June 30, 1994. Table 3 indicates San Marino's projected housing needs through mid-year 1994.

TABLE 3
CITY OF SAN MARINO: FUTURE HOUSING NEEDS
BY INCOME CATEGORY -- 1989-1994

<u>Income Category</u>	<u>Number of Housing Units</u>	<u>Percentage Distribution</u>
Very Low	1	5.6%
Low	2	11.1%
Moderate	2	11.1%
High	<u>13</u>	<u>72.2%</u>
Total	18	100.0%

Source: Southern California Association of Governments, Revised Regional Housing Needs Assessment, Table 11, (December 1988).
Table construction by Castañeda & Associates

The projections indicate a need for 18 housing units during the planning period. According to SCAG:

“Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied.” (Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988, page 8.) (emphasis added)

HOUSEHOLD AND HOUSING CHARACTERISTICS

Section 65583 (a)(2) of the Government Code requires that a housing element include: "Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition." Thus, this section includes background information on:

- ✓ Level of payment compared to ability-to-pay;
- ✓ General housing characteristics;
- ✓ Overcrowding;
- ✓ Housing stock condition.

Level of Payment Compared to Ability to Pay

This analysis depends on the following factors:

- Annual income limits for the four income levels, adjusted by household size, as reported in Table 2.
- Percentage of income allocated to housing costs as a measure of ability to pay. This criterion is 30% allocated to housing costs based on the threshold adopted by SCAG in the assessment of existing housing needs.

Table 4 presents the analysis of level of payment compared to ability to pay. This analysis covers costs and income for households ranging in size from one to four persons. The average household size for San Marino is 3.115.

HOUSEHOLD AND POSITIVE CHARACTERISTICS

Section 5522 (b) of the Tax Reform Act of 1981 requires that a housing element include "Analysis and description of household characteristics, including level of payment component in which a given housing characteristic is likely to be occurring, and housing needs." This study analyzes housing characteristics of a population.

✓	Level of payment component in which to pay
✓	General housing characteristics
✓	Characteristics
✓	Housing needs analysis

Level of Payment Component in which to pay

This analysis reports on the following factors:

- General housing characteristics for the four income levels adjusted by household size, as reported in Table 2
- Percentage of income that is used for housing costs as a measure of ability to pay. This statistic is also adjusted for household size and is reported in Table 3 by 20% in the percentage of income used for housing costs.

Table 4 presents the analysis of level of payment component in which to pay. This analysis covers data and income for households ranging from those with four persons. The average household size for this group is 3.72.

TABLE 4
CITY OF SAN MARINO: LEVEL OF HOUSING
PAYMENT COMPARED TO ABILITY TO PAY FOR
A 3-PERSON HOUSEHOLD -- 1990

Income Group	Income Limits	Monthly Level of Payment
Very Low	\$18,750	\$469
Low	\$28,000	\$700
Moderate	\$35,000	\$875
Above Moderate	\$42,000	\$1,050

Source: Table 2 income limits for a 3-person household and 30% criterion.
Table construction by Castañeda & Associates.

In most cases the characteristics of housing tenure (owning versus renting the dwelling unit) relate very closely to the overall ability-to-pay. In San Marino, the vast majority of residents are homeowners and, combined with the level of household income, they maintain the housing stock and community in a substantially sound and quality state of repair and maintenance. Housing tenure in the form of a high proportion of owner occupied units is tantamount to quality housing in San Marino.

Table 5 presents the data which identifies the extent of owner occupied and rental housing. This Table aptly illustrates that the City is predominantly a homeowner community.

TABLE 5
CITY OF SAN MARINO HOUSING TENURE
CENSUS TRACTS AND COUNTY -- 1980

Category	San Marino	C.T. 4641	C.T. 4642	L.A. County
All housing units	4,452	2,441	2,011	2,855,578
Owner Occupied	93.4%	93.1%	93.7%	46.3%
Renter Occupied	5.3%	5.3%	5.2%	49.3%

Source: U.S. Decennial Census, 1980.
Table construction by Castañeda & Associates.

Exhibit 2 delineates the boundaries of the City's two census tracts -- #4641 and #4642.



Census Tracts
SAN MARINO HOUSING ELEMENT

Housing Characteristics

As of April 1990, San Marino had a housing stock comprised of 4,465 dwelling units. The City's housing stock consists of 4,428 single-family detached units; 21 single-family attached units; and 16 units classified as "other".

Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room exclusive of kitchen and bathroom. In 1990, 193 households resided in overcrowded conditions. Table 6 below identifies the overcrowded households by tenure; only 18 renter households are overcrowded.

TABLE 6 CITY OF SAN MARINO OVERCROWDED HOUSEHOLDS BY TENURE — 1990				
Persons Per Room	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
1.01 to 1.50	127	12	139	72.0%
1.51 to 2.00	43	4	47	24.4%
2.01 or more	5	2	7	3.6%
	175	18	193	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

The magnitude of owner overcrowding combined with the high income profile means a need level that does not warrant a large-scale program. The City will encourage the use of Section 8 rental assistance for existing larger rental dwellings.

Housing Stock Condition

One of the most important resources in a community is the existing housing stock. Its physical condition, location and cost all contribute to meeting the needs of community residents. Moreover, the standing stock, as the existing housing supply is often referred to, almost always is a much larger sector of the total supply than new housing which is either already built or under construction. Consequently, at a given point in time, the standing stock is a resource of utmost importance to adequately respond to housing needs. Problems with suitability and habitability of housing refer to the number of households

Housing Characteristics

As of April 1990, the city had a housing stock composed of 31 single-family units. The city's housing stock consists of 4,100 single-family detached units; 31 single-family attached units; and 10 units classified as "other."

Overcrowded Households

Overcrowding is defined as housing with more than one person per room. In 1990, 191 households (4.6%) were overcrowded. Table 2 below presents the distribution of overcrowded households by type of housing unit. The data are as follows:

TABLE 2
CITY OF KANSAS CITY
OVERCROWDED HOUSEHOLDS BY TYPE OF HOUSING UNIT - 1990

Persons per Room	Overcrowded Households	Overcrowded Households	Total Households	Percentage
1.01 to 1.20	173	12	185	73.0%
1.21 to 1.40	43	4	47	26.0%
1.41 or more	2	2	4	1.0%
	218	18	236	100.0%

Source: 1990 Census of Population and Housing
 Table CP002, Table CP003, and Table CP004

The magnitude of overcrowding is a significant problem in the city. The city's housing stock is largely single-family detached units. The city will continue to need to build new housing to meet the city's needs. The city will continue to need to build new housing to meet the city's needs.

Housing Stock Condition

One of the most significant problems in the existing housing stock is the physical condition of the housing stock. The city's housing stock is largely single-family detached units. The city will continue to need to build new housing to meet the city's needs. The city will continue to need to build new housing to meet the city's needs.

occupying dwellings which are in need of rehabilitation or replacement. An unsuitable dwelling is defined as a housing unit which, in its present condition materially endangers the health, safety, or well-being of its occupants in one or more respects. The City of San Marino conducted a housing condition survey in 1985 and identified 0 (zero) deteriorated or substandard dwellings. Currently, there is one substandard housing unit, according to the City's Planning and Building Director.

SITE AVAILABILITY

Section 65583 (a)(3) of the Government Code requires that the housing element include a site availability analysis with respect to:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- An analysis of zoning in relationship to those sites.
- Adequacy of public services and facilities to the sites.

Inventory of Land Suitable for Residential Development

Land availability in San Marino is scarce. The RHNA need for 18 housing units can be met in the next five years by the inventory of adequate sites consisting of:

1. There are currently only four (4) vacant residential parcels in San Marino on which houses can be built. The balance of the City is occupied by uses that will not recycle to another use by mid-year 1994.
2. Thirteen (13) additional housing units can be added to the inventory in the City by lots splits or subdivisions of currently large parcels.
3. Development of five second units consistent with the City's ordinance to meet the RHNA affordable housing need.

All the land included in #1 is single family zoned and the unit capacity would yield a total of four (4) single family dwelling units. The unit capacity of the land inventory available by lot splits or subdivisions (#2) is 13 single-family dwellings on single family zoned properties. The latter inventory is available on already built land with lot sizes significantly larger than the minimum per code requirements. The second units would, as in #2 above, occur on already developed land with lot sizes exceeding 17,000 square feet. Within the next five years, (1989-1994), there is no potential to recycle existing single-family

dwellings to higher intensity uses. With regard to vacant land, there are as previously noted only four vacant lots and these are scattered throughout the City in single family neighborhoods.

General Plan and Zoning Designations

Residential land use designations include:

- √ Low Density - 0 to 2 units per acre
- √ Medium Density - 2 to 4 units per acre
- √ High Density - 4 to 6 units per acre

The General Plan land use designations are implemented by zoning which provides one residential zone category (R-1) and eight Area District zones which determine minimum lot sizes ranging from 9,000 to 60,000 square feet. The R-1 Single family residential zone permits a single family residence and customary incidental uses associated therewith on each residentially zoned lot with an adequately sized building area based upon the Area District zone.

Public Services and Facilities

There are adequate public services and facilities to meet the demands of new residential development of the scale discussed under the heading of site availability. Infrastructure including streets and utilities throughout the City of San Marino is sufficient and adequate to accommodate the level of single family residential development which now occurs throughout the City. There is no need nor are there any plans to modify or otherwise enhance existing infrastructure.

GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(4) of the Government Code mandates an analysis of how governmental factors affect the maintenance, improvement and development of housing for all income groups. The relevant legislation cites the following potential or actual constraints:

- Land use controls (Land Use Element and Zoning);
- Building codes and their enforcement;
- Site improvements;
- Fees and other exactions;
- Local processing and permit procedures.

Residential Land Use Controls

The location and types of housing in the City are regulated by the Land Use Element and Zoning Ordinance. The land use designations and associated density limitations, as discussed earlier, are:

- Low Density_____0-2 dus/acre
- Medium Density_____2-4 dus/acre
- High Density_____4-6 dus/acre
- Second Units_____Permitted on lots of 17,000
square feet or more with a
minimum floor area of
600 square feet.

During the course of preparing the Draft Housing Element, the establishment of a multi-family district was explored. As previously stated there are only four vacant lots in the entire community; each of these are located in established neighborhoods in the midst of other single family homes. Other potential residential areas are limited to those which can be further subdivided to enlarge the potential holding capacity. All other land is not expected to transition to higher intensity uses yielding a greater number of housing units. Exhibit 3 shows the locations of the four vacant sites.

GOVERNMENTAL COOPERATION

Based on 1992-1993 data, the authors analyze the relationship between the number of housing units for all income groups. The authors report the following results on the relationship between the number of housing units for all income groups and the number of housing units for low-income groups.

- First, the number of low-income housing units is positively related to the number of housing units for all income groups.
- Second, the number of low-income housing units is positively related to the number of housing units for middle-income groups.
- Third, the number of low-income housing units is positively related to the number of housing units for high-income groups.
- Fourth, the number of low-income housing units is positively related to the number of housing units for very high-income groups.

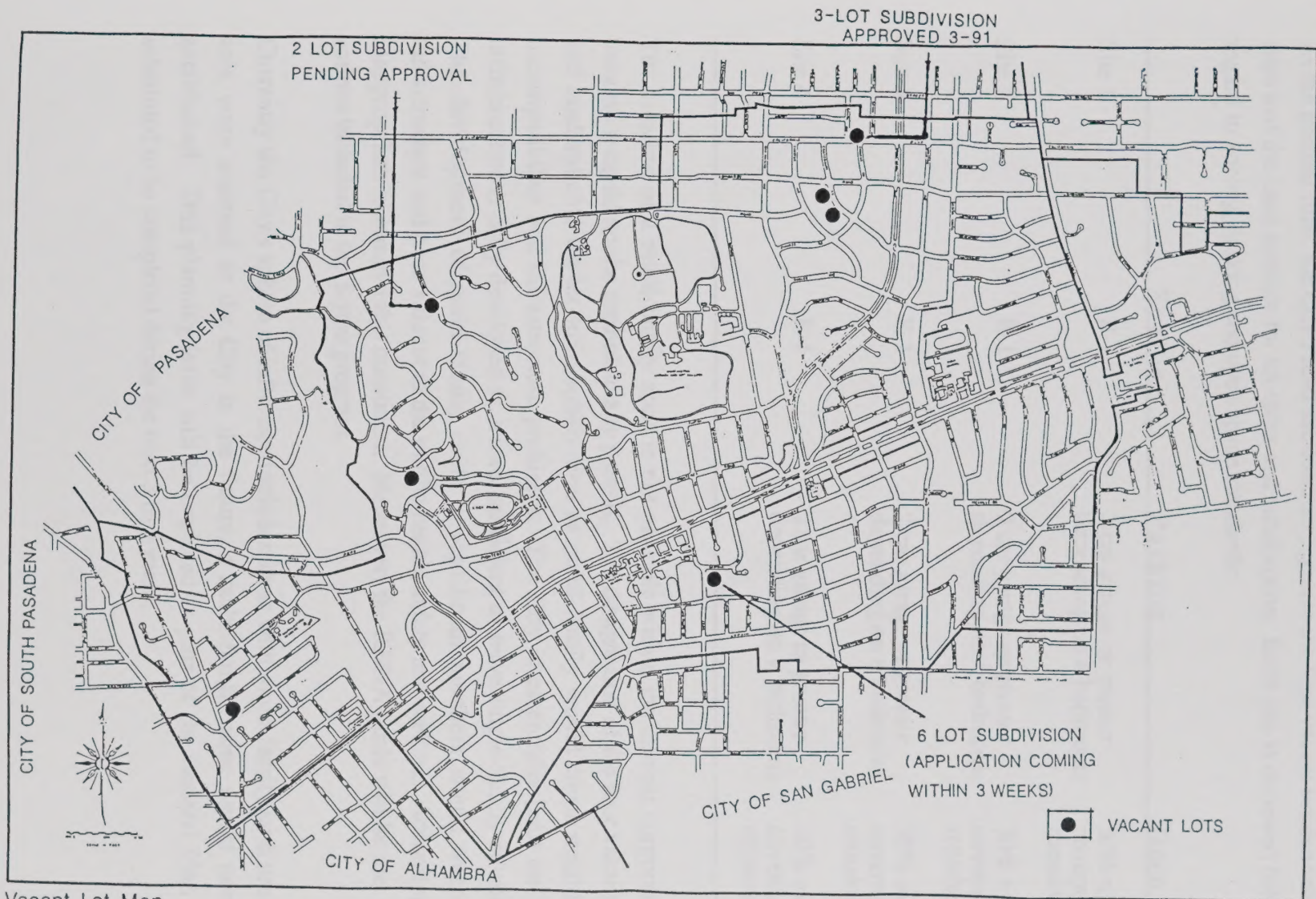
Methodological Issues and Limitations

The authors are aware of the limitations of the data used in this study. The data are based on the 1992-1993 data, which may not be representative of the entire population. The authors also acknowledge the limitations of the data used in this study.

- First, the data are based on the 1992-1993 data, which may not be representative of the entire population.
- Second, the data are based on the 1992-1993 data, which may not be representative of the entire population.
- Third, the data are based on the 1992-1993 data, which may not be representative of the entire population.
- Fourth, the data are based on the 1992-1993 data, which may not be representative of the entire population.

During the course of preparing the paper, the authors found that the relationship between the number of housing units for all income groups and the number of housing units for low-income groups is not linear. The authors also found that the relationship between the number of housing units for all income groups and the number of housing units for middle-income groups is not linear. The authors also found that the relationship between the number of housing units for all income groups and the number of housing units for high-income groups is not linear. The authors also found that the relationship between the number of housing units for all income groups and the number of housing units for very high-income groups is not linear.

Table 1 shows the results of the four regression models.



Vacant Lot Map
SAN MARINO HOUSING ELEMENT

OUTSTANDING AGENTS RESEARCH
APRIL 1971



MEASURED IN FEET
2 1/2\"/>

At the present time, the City's land use controls regulate the four vacant residentially zoned sites and the land suitable for lot splits and subdivision. Each site is reviewed below with regard to zoning, parking and open space standards:

	Zoning	Parking	Open Space
Site 1	R-1	2 car garage or greater depending on # bedrooms	30% maximum coverage; 70% remains in OS
Site 2	R-1	2 car garage or greater depending on # bedrooms	30% maximum coverage; 70% remains in OS
Site 3	R-1	2 car garage or greater depending on # bedrooms	30% maximum coverage; 70% remains in OS
Site 4	R-1	2 car garage or greater depending on # bedrooms	30% maximum coverage; 70% remains in OS

The creation of a mutli-family zone is not possible within the current corporate limits because it could not be applied to any parcels. The designation of the four vacant parcels and land suitable for lot splits/subdivision as multi-family would create neighborhood incompatibility and infrastructure problems. The City is essentially built out and the infrastructure is fully developed at a level sufficient to serve single-family development. The development of multi-family units in significant numbers would over-tax the infrastructure and pose a threat to the public health, safety and welfare. Accordingly, it is inappropriate to remove this constraint. Moreover, the RHNA goals will be met through actions included in the 5-year program.

Currently the City's sphere of influence includes areas with multi-family land use. If that area were annexed to the City in the future, a multi-family zone would need to be established. This planning issue will be explored as part of the General Plan Update scheduled to be completed during the next 3 to 5 years.

Building Code

The City has adopted the Uniform Building Code (UBC) which establishes minimum construction standards as applied to all residential buildings. The City enforces the UBC and other codes, as required by State law, and therefore, has no authority to remove any constraint on housing supply imposed by these codes. The City also enforces Title 24 which sets forth State building standards regarding handicapped construction and energy conservation.

Site Improvements

There are four vacant, infill lots in San Marino. Major site improvements are unnecessary because infrastructure is all essentially in place. Street and utility improvements are in place and it is necessary only to tie into existing improvements. Consequently, the City's regulations do not constrain supply. In addition, much of the City's services and infrastructure — policy, fire, sewer, water supply — are inadequate for much expansion of housing. The fee structure would need to be revised for any substantial expansion or improvements to services and infrastructure.

Fees and Other Exactions

The City's fee schedules are contained in the Technical Appendix. The City's development fee structure is tied to the cost of providing necessary services. The impact of the fee schedule is limited due to the few vacant sites left in the City. The City is legally required to set permit and development fees in amounts that no more than equal the cost of providing services associated with these fees. Accordingly, the City's fees do not constrain housing supply but reflect the City's inability to subsidize housing by setting fees below cost.

Processing Procedure

The City's policy is to discourage a backlog of processing cases. Other than legally required public hearing notice and environmental review periods, developers and property owners are not hindered with "down time" in case processing. Depending upon the complexity of a project, plan check for new construction averages approximately 2 to 4 weeks. This compares very favorably to other jurisdictions in the area. In addition, the City has augmented its own, relatively small staff with planning consultants to allow efficient permit review.

Section 1: Introduction

The City of New York is a global leader in innovation and technology. The City's commitment to innovation is reflected in its policies, programs, and investments. The City's Office of Innovation and Technology is responsible for leading the City's innovation efforts. The Office's mission is to promote innovation and technology in the City's government, businesses, and communities. The Office's work is focused on three main areas: innovation in government, innovation in business, and innovation in communities.

Section 2: Innovation in Government

Innovation in government is the use of new ideas, methods, and technologies to improve government services and operations. The City's Office of Innovation and Technology is responsible for leading the City's innovation efforts in government. The Office's work is focused on three main areas: innovation in government services, innovation in government operations, and innovation in government technology. The Office's work is focused on three main areas: innovation in government services, innovation in government operations, and innovation in government technology.

Section 3: Innovation in Business

Innovation in business is the use of new ideas, methods, and technologies to improve business operations and performance. The City's Office of Innovation and Technology is responsible for leading the City's innovation efforts in business. The Office's work is focused on three main areas: innovation in business operations, innovation in business performance, and innovation in business technology. The Office's work is focused on three main areas: innovation in business operations, innovation in business performance, and innovation in business technology.

Section 4: Innovation in Communities

Innovation in communities is the use of new ideas, methods, and technologies to improve community life and well-being. The City's Office of Innovation and Technology is responsible for leading the City's innovation efforts in communities. The Office's work is focused on three main areas: innovation in community life, innovation in community well-being, and innovation in community technology. The Office's work is focused on three main areas: innovation in community life, innovation in community well-being, and innovation in community technology.

NON-GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(5) of the Government Code requires that a local housing element incorporate an analysis of potential and actual non-governmental constraints including:

- Availability of financing;
- Price of land; and
- Cost of construction.

Availability of Financing

According to the State Department of Housing and Community Development, the analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are under-served areas or income groups in the community for new construction or rehabilitation loans. The D/HCD indicates knowledge of this will assist the community to select and implement responsive housing programs such as mortgage revenue bonding, a mortgage credit certificate program, and targeted low-interest rehabilitation loans.

Contact was made with lending institutions to request information available from Home Mortgage Disclosure Act (HMDA) and Community Reinvestment Act (CRA). The "Mortgage Loan Disclosure Statements" are available at the census tract level. San Marino has two census tracts: 4641 and 4642. Local lending institutions indicated that no loans were made in census tract #4641. One home purchase loan (FHA, FMHA and VA) was made in census tract #4642. There are no data that would indicate that there are underserved areas or neighborhoods in San Marino.

Price of Land

In San Marino, there are only four vacant residential lots in the City. None of these sites are presently on the market and, therefore, accurate estimates of land values are not possible. The price of land in the City is a non-governmental constraint to the production of housing affordable to very low, low and moderate income households. Extremely deep subsidies or zero land costs are necessary to make affordable housing possible. Thus, land cost is a substantial constraint to affordable housing that the City cannot remove. The high price of land is one reason a focus of the City's program is on the development of second units.

Cost of Construction

New residential development in the City, during the 5-year planning period can consist of four vacant lots, 13 lots (via lot splits/subdivision), and five second units. Given the high quality of housing in San Marino, it is anticipated that minimum construction costs will not be incurred. Regional building permit valuation data indicate that the average costs of single-family homes are \$71/square foot. The average costs in San Marino, however, are higher at an estimated \$100 per square foot.

Home Values

According to the 1990 Census, there were almost 3,800 owner-occupied housing units. About 82% of the stock had estimated home values of \$500,000 or more. Table 7 lists the owner-occupied home values.

Contract Rents

The contract rent distribution is shown in Table 8. According to the 1990 Census, 88.5% of the units had contract rents of \$1,000 or more. An estimated 4.8% of the units had monthly rents of less than \$550 per month.

Contract Rent	Number of Units	Percentage Distribution
<\$500	1	2.4%
\$500 to \$549	5	1.4%
\$550 to \$599	1	.3%
\$600 to \$649	0	.0%
\$650 to \$699	1	.3%
\$700 to \$749	1	1.0%
\$750 to \$799	1	2.8%
\$800 to \$849	112	28.3%
\$850 to \$899	213	100.0%

Source: 1990 Census of Population and Housing
 1990 and 1995 San Marino City Census & Associates

Cost of Construction

The cost of construction is the sum of the cost of the building and the cost of the land. The cost of the building is the sum of the cost of the materials and the cost of the labor. The cost of the land is the sum of the cost of the land and the cost of the improvements. The cost of the building is the sum of the cost of the materials and the cost of the labor. The cost of the land is the sum of the cost of the land and the cost of the improvements. The cost of the building is the sum of the cost of the materials and the cost of the labor. The cost of the land is the sum of the cost of the land and the cost of the improvements.

Home Values

According to the 1990 Census, there were about 1.5 million owner-occupied housing units in the United States. The average value of these units was about \$100,000. The average value of the units was about \$100,000. The average value of the units was about \$100,000.

Control House

The control house is a house that is similar to the house being studied. The control house is a house that is similar to the house being studied. The control house is a house that is similar to the house being studied. The control house is a house that is similar to the house being studied.

TABLE 7
CITY OF SAN MARINO
VALUE OF OWNER-OCCUPIED HOUSING — 1990

<u>Value</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>
< \$100,000	96	2.5%
\$100,000 - \$149,999	22	.6
\$150,000 - \$199,990	18	.5%
\$200,000 - \$249,999	25	.7%
\$250,000 - \$299,999	52	1.4%
\$300,000 - \$399,999	158	4.2%
\$400,000 - \$499,999	299	7.9%
\$500,000 or more	3,099	82.2%
	3,769	100.0 %

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

TABLE 8
CITY OF SAN MARINO
DISTRIBUTION OF CONTRACT RENTS — 1990

<u>Contract Rent</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>
< \$500	5	2.4%
\$500 to \$549	5	2.4%
\$550 to \$599	1	.5%
\$600 to \$649	0	.0%
\$650 to \$699	1	.5%
\$700 to \$749	4	1.9%
\$750 to \$999	8	3.8%
\$1,000 or more	189	88.5%
	213	100.0 %

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

Value	Number of Units	Percentage
< \$50,000	90	2.3%
\$50,000 - \$75,000	22	0.6%
\$75,000 - \$100,000	18	0.5%
\$100,000 - \$125,000	22	0.6%
\$125,000 - \$150,000	32	0.8%
\$150,000 - \$175,000	128	3.3%
\$175,000 - \$200,000	180	4.6%
\$200,000 or more	3,079	78.3%
	3,780	100.0%

Source: 1990 Census of Population and Housing.
Table constructed by Census Bureau.

Table 8
CITY OF SAN ANTONIO
DISTRIBUTION OF CONTRACT RENTS - 1990

Contract Rent	Number of Units	Percentage
< \$500	2	0.0%
\$500 to \$599	8	0.0%
\$600 to \$699	1	0.0%
\$700 to \$799	0	0.0%
\$800 to \$899	1	0.0%
\$900 to \$999	4	0.0%
\$1,000 to \$1,499	8	0.0%
\$1,500 or more	158	81.7%
	213	100.0%

Source: 1990 Census of Population and Housing.
Table constructed by Census Bureau.

SPECIAL HOUSING NEEDS

Section 65583 (a)(6) requires:

"Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter."

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments." *

Handicapped Households

The housing needs of handicapped households include, but are not limited to:

- Special design features to enhance housing accessibility.
- Financial housing assistance to bring housing costs within ability to pay.

* State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

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Section 552(a)(3) request

"Analysis of any potential housing needs, such as those of the disadvantaged, elderly, large families, farm workers, families with limited income, and others, and efforts to meet the housing needs of these groups."

The State Department of Housing and Community Development has completed this special housing needs study in the following areas:

"Special housing needs are those associated with relatively unusual circumstances or circumstances which are considered to be of a special nature. These include the needs of the urban poor, the needs of the elderly, the needs of the disabled, the needs of the homeless, the needs of the farm workers, the needs of the large families, the needs of the disadvantaged, and the needs of the other groups mentioned above."

Identified Housing Needs

The following study of housing needs has been completed for the State:

- Special housing needs for the urban poor, the elderly, the disabled, the homeless, the farm workers, the large families, the disadvantaged, and the other groups mentioned above.
- Special housing needs for the urban poor, the elderly, the disabled, the homeless, the farm workers, the large families, the disadvantaged, and the other groups mentioned above.

The Federal Rehabilitation Act of 1973, Section 104.3 (j) defines a disabled person as “any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment”.

A key concern is wheelchair accessibility. Legal requirements for handicapped access are fairly recent. Older housing, which is typically the only housing a handicapped person can afford, is not designed to accommodate a wheelchair. In 1985, the State of California adopted building regulations that required any privately funded development with five or more units of multi-family rental housing to include handicapped adaptability features for all accessible (ground floor) units. Until 1989, developers could apply for a hardship exemption if a maximum of \$650 per unit was spend in adapting units for handicapped access. Many developers applied the required funds to only one aspect to accessibility, such as an exterior ramp, but failed to take into account interior design. Required interior and exterior modifications cannot be accomplished at a cost of \$650 per unit.

In 1989, Title 24 of the California Code of Regulations was amended to repeal the cost cap. It is now more difficult to obtain a hardship exemption. The developer must show that the handicapped requirements cause the project to become financially infeasible or must prove that the modifications would necessitate the removal of major structural elements.

According to the 1980 Census, there were 115 males and 168 females between the ages of 16 and 64 with a work-related disability. The tenure or type of housing occupied by these persons is unknown. Given the very low proportion of renter-occupied units in the City, it is assumed that the majority of these persons are owner households. With regard to order of magnitude, the City's population has changed slightly since the 1980 Census and, therefore, the current level of need is probably similar to that existing a decade ago.

Elderly Households

According to the 1990 Census, 27.6% of all the City's households were headed by a persons 65 years or older. Of all the City's senior households, only 18 resided in renter-occupied housing units. Data on the senior citizens age distribution are presented in Table 10.

TABLE 9
CITY OF SAN MARINO
AGE OF HOUSEHOLDER BY TENURE — 1990

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
15 to 24	23	7	30	.7%
25 to 34	167	42	209	4.9%
35 to 44	808	103	911	21.2%
45 to 54	1,059	68	1,127	26.2%
55 to 64	809	24	833	19.4%
65 to 74	618	8	626	14.5%
75 years +	557	10	567	13.1%
	4,041	262	4,303	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

TABLE 10
CITY OF SAN MARINO: SENIOR CITIZEN
AGE AND HOUSEHOLD CHARACTERISTICS
CENSUS TRACT AND COUNTY -- 1980

Category	San Marino	C.T. 4641	C.T. 4642	L.A. County
Persons 60 years and over	2,588	1,346	1,242	1,055,208
Female persons 60 years+:				
60 years and over	55.4%	55.1%	55.8%	58.9%
62 years and over	50.1%	49.1%	51.1%	52.2%
75 years and over	18.4%	19.8%	16.8%	18.8%
Male persons 60 years+:				
60 years and over	44.6%	44.9%	44.2%	41.1%
62 years and over	38.9%	38.0%	39.9%	35.2%
75 years and over	11.2%	11.7%	10.6%	9.3%
Persons 65 years and over	73.3%	71.1%	75.7%	70.4%
Living in households	73.2%	70.9%	75.7%	65.7%
Householder	43.7%	42.4%	45.1%	43.8%
Living alone	11.7%	11.1%	12.3%	20.9%
Spouse	21.8%	20.5%	23.1%	13.1%
Other relatives	6.6%	6.3%	6.8%	7.5%
Nonrelatives	1.2%	1.6%	0.6%	1.3%
Inmate in institution	0.0%	0.0%	0.0%	4.1%
Other, in group quarters	0.1%	0.2%	0.0%	0.647%

Source: U.S. Decennial Census -- 1980.

TABLE 10
 CITY OF DAYTON, OHIO
 AGE OF POPULATION BY SEX AND RACE - 1950

Age Group	White	Black	Hispanic	Total	Percentage
Under 5	1,000	100	0	1,100	1.1
5-9	1,000	100	0	1,100	1.1
10-14	1,000	100	0	1,100	1.1
15-19	1,000	100	0	1,100	1.1
20-24	1,000	100	0	1,100	1.1
25-29	1,000	100	0	1,100	1.1
30-34	1,000	100	0	1,100	1.1
35-39	1,000	100	0	1,100	1.1
40-44	1,000	100	0	1,100	1.1
45-49	1,000	100	0	1,100	1.1
50-54	1,000	100	0	1,100	1.1
55-59	1,000	100	0	1,100	1.1
60-64	1,000	100	0	1,100	1.1
65-69	1,000	100	0	1,100	1.1
70-74	1,000	100	0	1,100	1.1
75-79	1,000	100	0	1,100	1.1
80-84	1,000	100	0	1,100	1.1
85-89	1,000	100	0	1,100	1.1
90-94	1,000	100	0	1,100	1.1
95-99	1,000	100	0	1,100	1.1
100 and over	1,000	100	0	1,100	1.1
Total	10,000	1,000	0	11,000	100.0

Source: 1950 Census of Population and Housing
 Data compiled by the Bureau of Economic Analysis

TABLE 11
 CITY OF DAYTON, OHIO
 AGE AND RACE OF POPULATION BY SEX AND RACE - 1950

Age Group	White	Black	Hispanic	Total	Percentage
Under 5	1,000	100	0	1,100	1.1
5-9	1,000	100	0	1,100	1.1
10-14	1,000	100	0	1,100	1.1
15-19	1,000	100	0	1,100	1.1
20-24	1,000	100	0	1,100	1.1
25-29	1,000	100	0	1,100	1.1
30-34	1,000	100	0	1,100	1.1
35-39	1,000	100	0	1,100	1.1
40-44	1,000	100	0	1,100	1.1
45-49	1,000	100	0	1,100	1.1
50-54	1,000	100	0	1,100	1.1
55-59	1,000	100	0	1,100	1.1
60-64	1,000	100	0	1,100	1.1
65-69	1,000	100	0	1,100	1.1
70-74	1,000	100	0	1,100	1.1
75-79	1,000	100	0	1,100	1.1
80-84	1,000	100	0	1,100	1.1
85-89	1,000	100	0	1,100	1.1
90-94	1,000	100	0	1,100	1.1
95-99	1,000	100	0	1,100	1.1
100 and over	1,000	100	0	1,100	1.1
Total	10,000	1,000	0	11,000	100.0

Source: 1950 Census of Population and Housing

Large Families

Because of their size, large family households may experience a greater incidence of overcrowding. To the extent that such circumstances have their origin in financial limitations, the real cause is not household size but rather the means to purchase enough space. Even with adequate financial means, the housing supply may fall short of accommodating all larger families.

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1990 Federal Census. That data indicates that 15.2% of the City's total households had five or more persons (N=657). Most of San Marino's large families are homeowners and ineligible for most Federal and State housing assistance programs. In fact, only 6% of the large families lived in renter-occupied housing.

TABLE 11
CITY OF SAN MARINO
HOUSEHOLD SIZE DISTRIBUTION — 1990

Household Size	Owner Occupied	Renter Occupied	Total Households	Percentage Disrtibution
1	530	29	559	13.0%
2	1,412	66	1,478	34.4%
3	723	53	776	18.0%
4	760	73	833	19.4%
5+	616	41	657	15.2%
	4,041	262	4,303	100.0%

Source: 1990 Census of Population and Housing.

Table construction by Castañeda & Associates.

Farm Workers

Farm workers are one of six special needs groups referenced in the State law. The 1980 Census indicates that 0.6% of the City's labor force was employed in the "farming and forestry" industry. These data indicate that there is not a need for farmworker housing in the City.

Large Families

Household of four and large family households are defined as having at least one child under 18 years of age. In the census, large family households are those with at least one child under 18 years of age. The census also includes information on the number of children under 18 years of age in the household. For each age group, the census provides information on the number of children in the household who are living with their biological parents. For each age group, the census provides information on the number of children in the household who are living with their biological parents.

Large families are defined as households with five or more persons. The census provides information on the number of children in the household who are living with their biological parents. For each age group, the census provides information on the number of children in the household who are living with their biological parents. For each age group, the census provides information on the number of children in the household who are living with their biological parents.

TABLE 1
 CITY OF SAN ANTONIO
 HOUSEHOLD SIZE DISTRIBUTION - 1980

Household Size	Number of Households	Percentage of Total Households
1	1,000	1.0%
2	1,500	1.5%
3	2,000	2.0%
4	3,000	3.0%
5+	4,000	4.0%
Total	10,000	100.0%

Source: 1980 Census of Population and Housing
 Table constructed by Census & Statistics

Small Families

Small families are defined as households with two or fewer persons. The census provides information on the number of children in the household who are living with their biological parents. For each age group, the census provides information on the number of children in the household who are living with their biological parents.

Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Data on female headed households are available from recently published 1990 Census information. Of the City's total households (4,303), 722 or 17% were headed by a female. The distribution of these households is listed below:

√	1 person female householder	392
√	2 person + family female householder	288
	with related children:	121
	with no related children:	167
√	Nonfamily female householder	<u>42</u>
		722

Homeless

In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element. According to the Technical Assistance report prepared by the State Department of Housing and Community Development, the needs assessment includes the following consideration: "An estimate or count of the daily average number of persons and families in the locality lacking permanent shelter."

The 1990 Census collected field data on this indicator of need; specifically the number of persons living in "emergency shelters for the homeless" and persons "visible in street locations". For both categories, the 1990 Census reported zero persons in San Marino. There is no homeless need in the City and, consequently, no programs are included in the Housing Element.

Summary of Findings

The following findings are based on the data collected from the survey of the homeless population in the City of New York. The findings are presented in a summary format for the purpose of providing a general overview of the findings. The findings are presented in a summary format for the purpose of providing a general overview of the findings.

1 person household	4
2 person household	1
3 person household	1
4 person household	1
5 person household	1
6 person household	1
7 person household	1
8 person household	1
9 person household	1
10 person household	1
11 person household	1
12 person household	1
13 person household	1
14 person household	1
15 person household	1
16 person household	1
17 person household	1
18 person household	1
19 person household	1
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85 person household	1
86 person household	1
87 person household	1
88 person household	1
89 person household	1
90 person household	1
91 person household	1
92 person household	1
93 person household	1
94 person household	1
95 person household	1
96 person household	1
97 person household	1
98 person household	1
99 person household	1
100 person household	1

Homeless

In September 1981, the Governor signed Assembly Bill 3278, which defines "homeless" as a person who is unable to obtain or maintain stable housing. The bill also defines "homeless" as a person who is unable to obtain or maintain stable housing. The bill also defines "homeless" as a person who is unable to obtain or maintain stable housing.

The 1980 Census collected data on the number of people who were homeless in the United States. The 1980 Census collected data on the number of people who were homeless in the United States. The 1980 Census collected data on the number of people who were homeless in the United States.

ENERGY CONSERVATION OPPORTUNITIES

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. San Marino enforces Title 24 of the State Building Code which establishes energy standards. Additional opportunities will be explored by the City as development occurs on the vacant sites.

ASSISTED HOUSING AT RISK

There are no existing-assisted housing units at risk of conversion to market rate housing in San Marino. This conclusion is drawn from a review of California Housing Partnership Corporation and California Coalition of Rural Housing Project, Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, (March 1, 1989).

ENERGY CONSERVATION OPPORTUNITIES

An analysis of opportunities for energy conservation with respect to residential development is provided by Section 5515 (b)(7) of the Government Code. San Mateo County, Title 22 of the Public Utilities Code, which contains energy conservation. Additional opportunities will be explored by the City as development occurs on the various sites.

ASSISTED HOUSING AT RISK

There are no existing assisted housing units at risk of conversion to market rate housing in San Mateo. The evaluation is based on a review of California Housing Partnership Corporation and California Coalition of Rural Housing Program inventory of housing. *Statistical Information Report: State of California, October 1, 1997.*

INTRODUCTION

Section 20312 (b) of the Government Code requires:

"A statement of the community's goals, quantified objectives, and policies related to the maintenance, improvement, and development of housing."

The following definitions, developed by the State DHCD, provide guidance on the meanings of these terms:

Goals are general statements of purpose. Housing element goals will define the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 20310) and legislative intent (Section 20312) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs that guide and shape actions taken to meet housing objectives.

Quantified objectives are the maximum annual numbers of housing units that the jurisdiction intends to construct, rehabilitate, and preserve over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for future years. It is important for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may include both short-term in outlook compared to community's goals."

GOALS

1. The maintenance of current housing within a satisfying living environment for households of all socio-economic, racial, and ethnic groups in the City.
2. The provision for a variety of housing opportunities by type and size for households of all sizes.
3. Assurance of accessibility to each housing unit for all portions of the general population.
4. Prevent the deterioration of existing housing.

4.

GOALS, QUANTIFIED OBJECTIVES AND POLICIES

INTRODUCTION

Section 65583 (b) of the Government Code requires:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

The following definitions, developed by the State D/HCD provide guidance on the meanings of these terms:

"Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community's goals."*

GOALS

1. The attainment of decent housing within a satisfying living environment for households of all socio-economic, racial and ethnic groups in the City.
2. The provision for a variety of housing opportunities by type and cost for households of all sizes.
3. Assurance of accessibility to such housing by all sectors of the general population.
4. Prevent the deterioration of existing housing.

*State Department of Housing and Community Development, Questions and Answers Report, (June 1987), page 10.

QUANTIFIED OBJECTIVES

According to State law, numerical targets must be set forth with regard to:

- ✓ Conservation of existing affordable housing.
- ✓ Rehabilitation of deteriorated housing.
- ✓ Development of new housing.

Conservation

- Continue to assist income-eligible households to obtain assistance via the Section 8 housing assistance payment program.
- Preserve the existing housing stock in the City through implementation of codes and ordinances.

Rehabilitation

- Achieve the rehabilitation of one currently substandard housing unit.
- Encourage the rehabilitation of all housing units found to have substandard housing conditions during the 5-year program period.

Construction

- Produce 13 market rate housing units during the 1989-1994 planning period.
- Produce five second units during the 1989-1994 planning period to meet affordable housing needs. (One such unit was approved in the past 12 months and provides a historical basis for this projection.)

POLICIES

1. Reduce to zero the housing units needing rehabilitation, if any are found to exist, in the City by code enforcement and nuisance abatement procedures.
2. Encourage the development of new housing opportunities to meet new housing demand. (This policy is implemented by the following programs: Land Use Element; Second Unit Ordinance; and General Plan Update.)
3. Encourage private construction of affordable housing for all economic segments of the community through density bonus implementation policy and ordinance where applicable.

QUALITATIVE CRITERIA

According to the following criteria, the project will be evaluated:

- 1. Development of new housing
- 2. Rehabilitation of damaged housing
- 3. Construction of existing housing

Construction

- Construct to meet the needs of the community and to provide a high level of service to the community.
- Provide the highest quality of work and materials.

Rehabilitation

- Address the rehabilitation of existing housing units.
- Ensure the rehabilitation of all housing units found to have structural deficiencies during the 5-year program period.

Construction

- Provide 10 units per housing unit during the 1980-1990 planning period.
- Provide five units per housing unit during the 1990-2000 planning period.

PERMITS

- 1. Permit to start the project and to start construction, if any, and to start to build in the City of San Francisco and within the project area.
- 2. Permit to start the development of new housing opportunities in the project area. The project is intended to be a long-term project and is intended to be a long-term project.
- 3. Permit to start the construction of affordable housing for all housing units of the community through the project area.

4. Promote equal housing opportunity for all economic, racial and social groups.
5. Promote housing which meets the special needs of elderly and handicapped.

5.
5-YEAR HOUSING PROGRAM

1. The first step in the process of the community is to identify the needs of the community. This is done by conducting a needs assessment. The needs assessment is a process of identifying the needs of the community by conducting a survey of the community. The survey is conducted by a team of people who are familiar with the community. The survey is conducted by a team of people who are familiar with the community. The survey is conducted by a team of people who are familiar with the community.

5. 5-YEAR HOUSING PROGRAM

5. 5-YEAR HOUSING PROGRAM

The purpose of this program is to provide a comprehensive housing program for the city of [City Name]. The program will include the following components:

- 1. [Component 1]
- 2. [Component 2]
- 3. [Component 3]

5. 5-YEAR HOUSING PROGRAM

The purpose of this program is to provide a comprehensive housing program for the city of [City Name]. The program will include the following components:

- 1. [Component 1]
- 2. [Component 2]
- 3. [Component 3]

5. 5-YEAR HOUSING PROGRAM

5. 5-YEAR HOUSING PROGRAM

1. [Component 1]
2. [Component 2]
3. [Component 3]

5. 5-YEAR HOUSING PROGRAM

INTRODUCTION

According to Section 65583 (c), the housing element must include:

"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall" . . . address specific needs.

SCHEDULE OF ACTIONS

Most of the planned actions of the City are on-going because they represent in-place policies or programs. While some actions may continue for five-years, others will be accomplished in the near-term and establish the foundation for subsequent, follow-up implementation. The details of these follow-up activities cannot be discerned at this time, however. The principal schedule of actions are noted in Chart 2 and explained in the following paragraphs.

Adequate Sites

Three specific actions relate to this program category:

1. Implementation of the Land Use Element during the next five years as a continuing action.
2. Implement current Second Unit Ordinance during the next five years.
3. Adoption of a new, comprehensive General Plan in the next five years which may incorporate some revision to the current Land Use Element.

CHART 2
CITY OF SAN MARINO: 5 YEAR HOUSING PROGRAM (1989-1994)

Program Category	Action Program	Responsible Agency	Quantitative Objective	Time Schedule	Funding Source
A. Adequate Sites	1. Land Use Element	Planning and Building Dept.	13 housing units	Implement between 1989-1994	General Fund
	2. Second Unit Ordinance	Planning and Building Dept.	5 housing units	Implement between 1989-1994	General Fund
	3. General Plan Update	Planning and Building Dept.	_____	Update during next 3 years	General Fund
B. Affordable Housing	1. Second Unit Ordinance	Planning and Building Dept.	5 housing units	Implement during 1989-1994	General Fund
	2. Density Bonus Ordinance/Policy	Planning and Building Dept.	Per developer proposal	Ordinance/Policy to be prepared 12 mos. following adoption of H.E.	General Fund
C. Removal of Governmental Constraints	No actions proposed				
D. Housing Conservation and Improvement	1. Nuisance Abatement Ordinance	Planning and Building Dept. City Attorney	As necessary	On-going	General Fund
	2. Section 8 Rental Assistance	L.A. County Housing Authority	5 rental certificate or vouchers	Achieve between 1989-1994	U.S. Dept. of Housing and Urban Dev.
E. Equal Housing Opportunities	1. Fair Hsg. Impediment Analysis	City Manager's Office	_____	Complete analysis 18 mos. following adoption of H.E.	General Fund
	2. Fair Hsg. Council	City Manager's Office	_____	Establish liaison w/ local fair hsg. council	General Fund

CHART 1
CITY OF SAN FRANCISCO - 5 YEAR HOUSING PROGRAM (1960-1964)

Program Category	Active Programs	Responsible Agency	Estimated Funds	Time Period	Remarks
A. General Housing	1. Landfill Housing	Housing Dept.	12 units	1960-1961	General Fund
	2. General Housing	Housing Dept.	12 units	1960-1961	General Fund
	3. General Housing	Housing Dept.	12 units	1960-1961	General Fund
B. Suburban Housing	1. General Housing	Housing Dept.	12 units	1960-1961	General Fund
	2. General Housing	Housing Dept.	12 units	1960-1961	General Fund
C. Governmental Housing	1. General Housing	Housing Dept.	12 units	1960-1961	General Fund
	2. General Housing	Housing Dept.	12 units	1960-1961	General Fund
D. Housing Programs	1. General Housing	Housing Dept.	12 units	1960-1961	General Fund
	2. General Housing	Housing Dept.	12 units	1960-1961	General Fund
E. Special Housing	1. General Housing	Housing Dept.	12 units	1960-1961	General Fund
	2. General Housing	Housing Dept.	12 units	1960-1961	General Fund

Affordable Housing Development

Two scheduled actions are pertinent to this program category:

1. Continue to implement the current second unit ordinance program to meet the very low and low income housing need. The City's second unit ordinance provides for separate living quarters as defined by the U.S. Census Bureau. The ordinance does enable the occupants of second units to live and eat separately from any other person in the building and to have direct access from the outside of the building.
2. Pursuant to recent State law, the City must adopt an implementing ordinance, including a procedure for evaluating preliminary applications, for the new density bonus law. The City will adopt this implementing ordinance within 6-12 months of adoption of the updated Housing Element.

Housing Conservation and Improvement

There are no affordable units within the City for which a housing conservation program is necessary. There is one substandard housing unit in need of rehabilitation and improvement. The City does implement an "abatement of nuisances" ordinance which seeks to ensure the continued maintenance and good appearance of the City's residential structures and neighborhoods. (Refer to the Technical Appendix for the provisions of this ordinance.) In addition, the City will continue a program included in the previous Housing Element to continue to assist qualified persons towards obtaining Section 8 rent certificates in cooperation with the Los Angeles County Housing Authority.

Additional Housing Development

This is included in the project description.

1. The purpose of this project is to provide additional housing units in the City of Los Angeles. The City's current housing stock is insufficient to meet the demand for housing, particularly in the central city area. The project will provide 100 new housing units, which will be distributed throughout the city. The project will also provide 50 new jobs, which will be distributed throughout the city. The project will be completed by 2025.
2. The project will be completed by 2025. The project will provide 100 new housing units, which will be distributed throughout the city. The project will also provide 50 new jobs, which will be distributed throughout the city. The project will be completed by 2025.

Housing Conservation and Improvement

There are no additional units within the City for which a housing conservation or improvement is necessary. There is one substantial housing unit in need of rehabilitation and improvement. The City has implemented an "Housing Conservation and Improvement Program" which aims to ensure the highest standards of housing and good appearance in the City's residential areas and neighborhoods. (Refer to the Technical Appendix for the provisions of this program.) In addition, the City will continue to provide funding for the Housing Conservation and Improvement Program. The City will continue to provide funding for the Housing Conservation and Improvement Program. The City will continue to provide funding for the Housing Conservation and Improvement Program.

Equal Housing Opportunities

Throughout Los Angeles County, the achievement of open, fair and equal housing opportunities is very important. In the next two years, the City of San Marino will initiate and complete an analysis of impediments to fair housing. The study and analysis will further the objectives of the 1988 Fair Housing Act.

RESPONSIBLE AGENCIES AND OFFICIALS

Several agencies and official will be responsible for implementation of the City's Five-Year Housing Element. These include:

Agency/Officials Responsible

City of San Marino

City Managers Office

City Attorney

Planning and Building Department

City Engineer

Los Angeles County Housing Authority

Report on the 1997-1998 Season

The 1997-1998 season was a very successful one for the organization. The number of people who participated in the program increased by 15% over the previous year. This was due to a number of factors, including the addition of new activities and the implementation of a new marketing strategy. The organization's financial performance was also strong, with a 10% increase in revenue over the previous year. This was achieved through a combination of increased participation and the implementation of a new pricing strategy. The organization's overall success in the 1997-1998 season is a testament to the hard work and dedication of its staff and volunteers.

RESPONSIBLE AGENTS AND OTHERS

The following individuals are responsible for the organization's success in the 1997-1998 season. Their names are listed below, along with their titles and contact information. The organization's success is a result of the hard work and dedication of these individuals, and we are grateful for their contributions.

Executive Director

Mr. John Doe
 Executive Director
 123 Main Street
 Anytown, NY 12345
 Phone: (123) 456-7890
 Email: john.doe@organization.org

GENERAL PLAN CONSISTENCY

According to Section 65583 (c), the housing program must describe "... the means by which consistency will be achieved with other General Plan elements and community goals." The San Marino General Plan consists of seven elements. Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan.

This Housing Element is being updated to meet the periodic revision requirements of State law. The element was prepared within the policy framework of the current General Plan; therefore, no revisions are necessary to achieve internal consistency of the updated Housing Element with other elements.

PUBLIC PARTICIPATION

Section 65583 (c) requires that localities "... shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The D/HCD has indicated that the following actions are useful in facilitating public participation:

- Public hearings at the planning commission and city council levels.
- Citizens advisory group or committee.
- Circulation of draft element to housing interest groups.
- Outreach measures to church groups, low income organizations, and community and senior groups.
- Notices regarding public meetings may be posted in community centers, libraries, city hall, and throughout the community in public places.

INTERNAL POLICY CONSISTENCY

According to Section 10(1) of the Housing Act 1988, the council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. This includes the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. The council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. The council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988.

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PUBLIC PARTICIPATION

Section 10(1) of the Housing Act 1988 requires the council to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. The council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. The council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988. The council has a duty to ensure that its policies are consistent with the provisions of the Housing Act 1988, and the duty to ensure that its policies are consistent with the provisions of the Housing Act 1988.

- Public meetings at the planning committee and city council level
- Housing advisory group or committee
- Consultation of staff element in housing interest groups
- Outreach measures to ethnic groups, low income organisations, and community and senior groups
- Measures regarding public meetings may be posted in community centres, libraries, city hall, and throughout the community in public places

Prior to the public hearings, the draft element was circulated to local housing, church and senior groups. Moreover, notices of public hearings or meetings were posted in public places, as appropriate. Finally, during the public hearings before the Planning Commission and City Council, the individuals attending were offered ample opportunity to comment on a Draft Housing Element.

TECHNICAL APPENDIX

During the public hearing the first element was presented in fact, a "strong" and "active" member. In answer to public questions on subjects were posed in public hearing, as well as, during the public hearing before the hearing Commission and the Council, the following subjects were offered as points of discussion:

TECHNICAL APPENDIX

APPENDIX A

APPENDIX B

1. Introduction

Type V Work Item and Additions
Alterations

2.1.10
1.1.1.1
1.1.1.1
1.1.1.1
1.1.1.1

Add Item: Air Conditioning

2.1.10

2. Private Services

Type V Work Item

2.1.10

3. Commercial and Public Services

Type V Work Item & Additions
Alterations & Work Item
Alterations and Service Improvements

2.1.10
2.1.10
2.1.10
2.1.10
2.1.10

Add Item: Air Conditioning
Sprinkling

2.1.10
2.1.10

4. Swimming Pools

2.1.10 each

5. Roads

2.1.10 each

6. Public Parks

2.1.10

7. Public Buildings

Weight 2.1.10
2.1.10
2.1.10
2.1.10

2.1.10
2.1.10
2.1.10
2.1.10

8. All public buildings

2.1.10

9. Special Services

2.1.10

TECHNICAL APPENDIX

SCHEDULE "A"

SCHEDULE OF BUILDING VALUATION

OCCUPANCY & TYPE

UNIT COST/SQ. FT.
CONSTRUCTION

1. Dwellings

Type V Wood Frame and Additions
Alterations

\$ 71.80
(valuation is
construction cost and
subject to City
approval)

Add for: air conditioning

\$ 6.00

2. Private Garages

Type V Wood frame

\$ 25.50

3. Commercial and Office Buildings

Type V-N New & Additions
V-1 New & Additions
Alterations and tenant improvements

\$ 52.60
\$ 55.20
(valuation is
construction cost and
subject to City
approval)

Add for: air conditioning
sprinklers

\$ 7.50
\$ 4.50

4. Swimming Pools

\$120.00 each

5. Spas

\$ 60.00 each

6. Patio Covers

\$ 24.00

7. Block Walls

Height 6 ft.
5 ft.
4 ft.
3 ft.

\$ 30.00 lineal foot
\$ 28.00 lineal foot
\$ 25.00 lineal foot
\$ 21.00 lineal foot

8. All permit issuance fees

\$ 25.00 each

9. Special Inspections

\$100.00 each

STATE OF TEXAS

UNIT NO. 100-01
CONSTRUCTION

SECTION 1.00

1.00

TYPE V
WALL FRAME AND ADDITIONS
ALTERATIONS

\$ 12.00
Foundation
connection and
work at
approved

\$ 6.00

addition air conditioning

2.00

TYPE V
WOOD FRAME

\$ 12.00

3.00

TYPE V-1
WALL FRAME AND ADDITIONS
ALTERATIONS AND TYPICAL IMPROVEMENTS

\$ 12.00
Foundation
connection and
work at
approved

\$ 6.00
\$ 6.00

addition air conditioning
alterations

4.00

5.00

6.00

7.00

WALLS

\$ 10.00
\$ 10.00
\$ 10.00
\$ 10.00
\$ 10.00

\$ 10.00
\$ 10.00
\$ 10.00
\$ 10.00

\$ 10.00

addition interior door

\$ 10.00

Special Inspection

SCHEDULE OF BUILDING PERMIT FEES

<u>VALUATION</u>			<u>FEE</u>	
1	-	500	=	\$ 24.00
501	-	600	=	\$ 27.00
601	-	700	=	\$ 30.00
701	-	800	=	\$ 33.00
801	-	900	=	\$ 36.00
901	-	1,000	=	\$ 39.00
1,001	-	1,100	=	\$ 42.00
1,101	-	1,200	=	\$ 45.00
1,201	-	1,300	=	\$ 48.00
1,301	-	1,400	=	\$ 51.00
1,401	-	1,500	=	\$ 54.00
1,501	-	1,600	=	\$ 57.00
1,601	-	1,700	=	\$ 60.00
1,701	-	1,800	=	\$ 63.00
1,801	-	1,900	=	\$ 66.00
1,901	-	2,000	=	\$ 69.00
2,001	-	3,000	=	\$ 78.00
3,001	-	4,000	=	\$ 87.00
4,001	-	5,000	=	\$ 96.00
5,001	-	6,000	=	\$ 105.00
6,001	-	7,000	=	\$ 114.00
7,001	-	8,000	=	\$ 123.00
8,001	-	9,000	=	\$ 132.00
9,001	-	10,000	=	\$ 141.00
10,001	-	11,000	=	\$ 150.00
11,001	-	12,000	=	\$ 159.00
12,001	-	13,000	=	\$ 168.00
13,001	-	14,000	=	\$ 177.00
14,001	-	15,000	=	\$ 186.00
15,001	-	16,000	=	\$ 195.00
16,001	-	17,000	=	\$ 204.00
17,001	-	18,000	=	\$ 213.00
18,001	-	19,000	=	\$ 222.00
19,001	-	20,000	=	\$ 231.00
20,001	-	21,000	=	\$ 240.00
21,001	-	22,000	=	\$ 249.00
22,001	-	23,000	=	\$ 258.00
23,001	-	24,000	=	\$ 267.00
24,001	-	25,000	=	\$ 276.00
25,001	-	26,000	=	\$ 289.50
26,001	-	27,000	=	\$ 297.00
27,001	-	28,000	=	\$ 304.50
28,001	-	29,000	=	\$ 312.00
29,001	-	30,000	=	\$ 319.50
30,001	-	31,000	=	\$ 327.00
31,001	-	32,000	=	\$ 334.50
32,001	-	33,000	=	\$ 342.00
33,001	-	34,000	=	\$ 349.50

RECORD OF ELECTIONS

NAME	RESIDENCE	DATE	TIME	PLACE	REMARKS
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
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14	14	14	14	14	14
15	15	15	15	15	15
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19	19	19	19	19	19
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21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
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38	38	38	38	38	38
39	39	39	39	39	39
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42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
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61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80
81	81	81	81	81	81
82	82	82	82	82	82
83	83	83	83	83	83
84	84	84	84	84	84
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86	86	86	86	86	86
87	87	87	87	87	87
88	88	88	88	88	88
89	89	89	89	89	89
90	90	90	90	90	90
91	91	91	91	91	91
92	92	92	92	92	92
93	93	93	93	93	93
94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

SCHEDULE OF BUILDING PERMIT FEES

<u>VALUATION</u>			<u>FEE</u>
34,001	- 35,000	"	\$ 357.00
35,001	- 36,000	"	\$ 364.50
36,001	- 37,000	"	\$ 372.00
37,001	- 38,000	"	\$ 379.50
38,001	- 39,000	"	\$ 387.00
39,001	- 40,000	"	\$ 394.50
40,001	- 41,000	"	\$ 402.00
41,001	- 42,000	"	\$ 409.50
42,001	- 43,000	"	\$ 417.00
43,001	- 44,000	"	\$ 424.50
44,001	- 45,000	"	\$ 432.00
45,001	- 46,000	"	\$ 439.50
46,001	- 47,000	"	\$ 447.00
47,001	- 48,000	"	\$ 454.50
48,001	- 49,000	"	\$ 462.00
49,001	- 50,000	"	\$ 469.50
50,001	- 51,000	"	\$ 480.00
51,001	- 52,000	"	\$ 484.50
52,001	- 53,000	"	\$ 489.00
53,001	- 54,000	"	\$ 493.50
54,001	- 55,000	"	\$ 498.00
55,001	- 56,000	"	\$ 502.50
56,001	- 57,000	"	\$ 507.00
57,001	- 58,000	"	\$ 511.50
58,001	- 59,000	"	\$ 516.00
59,001	- 60,000	"	\$ 520.50
60,001	- 61,000	"	\$ 525.00
61,001	- 62,000	"	\$ 529.50
62,001	- 63,000	"	\$ 534.00
63,001	- 64,000	"	\$ 538.50
64,001	- 65,000	"	\$ 543.00
65,001	- 66,000	"	\$ 547.50
66,001	- 67,000	"	\$ 552.00
67,001	- 68,000	"	\$ 556.50
68,001	- 69,000	"	\$ 561.00
69,001	- 70,000	"	\$ 565.50
70,001	- 71,000	"	\$ 570.00
71,001	- 72,000	"	\$ 574.50
72,001	- 73,000	"	\$ 579.00
73,001	- 74,000	"	\$ 583.50
74,001	- 75,000	"	\$ 588.00
75,001	- 76,000	"	\$ 598.50
76,001	- 77,000	"	\$ 603.00
77,001	- 78,000	"	\$ 607.50
78,001	- 79,000	"	\$ 612.00
79,001	- 80,000	"	\$ 616.50
80,001	- 81,000	"	\$ 621.00

CHAPTER VIII

PUBLIC NUISANCE

ARTICLE 01 DEFINITIONS

SECTION 08.01.01 DEFINITIONS

The following words and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section.

COST OF ABATEMENT shall mean all actual costs incurred by the City in connection with the abatement, including, but not limited to, preparation of work orders and/or contracts, labor and inspection costs, cost of rental equipment, legal fees, or, if City equipment is used, the cost of commercial rental of similar equipment. The City shall offset any salvage value resulting from the abatement against the cost of abatement.

OWNER shall mean such person or persons shown as the owner(s) of the real property on the last equalized assessment roll of the Los Angeles County Tax Assessor.

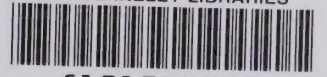
ARTICLE 02
NUISANCE CONDITIONS

SECTION 08.02.01 CONDITIONS CONSTITUTING A PUBLIC NUISANCE

By way of example only, and not by way of limitation, the following conditions on real property shall constitute a public nuisance:

- A. Overgrown vegetation or dead, decayed or diseased trees or other vegetation which constitutes an unsightly appearance, or which are dangerous to public safety or welfare, or which are detrimental to nearby property or property values.
- B. Land, topography, geology or configuration, whether in a natural state or as a result of grading operations, excavation or fill, causes erosion, subsidence, or water surface drainage problems of such magnitude as to be injurious to the public health, safety, and welfare, or to adjacent properties.
- C. Storage or accumulation of debris, rubbish, or trash visible from the public right-of-way for more than twenty-four (24) hours.
- D. Storage of debris, rubbish, or trash which constitutes a fire hazard or is attractive to rodents or other pests.
- E. Storage or accumulation of broken, discarded or inoperable household furnishings, appliances, tools or machinery, play equipment or other similar items visible from the public right-of-way.
- F. Materials or items of any kind stored on rooftops visible from the public right-of-way or from neighboring properties.
- E. Garbage or trash cans or containers that are:
 - 1. Stored on front or side yard areas which are visible from the public right-of-way; or
 - 2. Emitting offensive odors to adjacent properties.
- H. Any structure or buildings or other improvements, either permanent or temporary, which:
 - 1. Are structurally unsafe, either entirely or partially.

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